

August 22, 2025

Municipality of West Grey
402813 Grey Road 4
Durham, ON N0G 1R0

Attention: Municipality of West Grey Planning Department

Re: Redford Pit Expansion - North ½ of Lot 20, Concession 5 NDR
Zoning By-law Amendment Application
Our File: 3581

Harold Sutherland Construction Ltd (a subsidiary of Walker Aggregates Inc), submit documentation in relation to a Zoning By-law Amendment to establish an expansion of the Redford Pit on lands legally described as North ½ of Lot 20, Concession 5 NDR, located north of the intersection of Allan Park Road and Concession 4 NDR.

The Project involves the establishment of a Class A, Pit Above Water license for a 20.8-hectare area, allowing for the extraction, processing, and shipping of aggregate resources. Of this, approximately 13.8 hectares comprise the extractable area, with an annual maximum extraction limit of 300,000 tonnes. The pit expansion will be located immediately adjacent to the client's existing Redford Pit (License No. 624883), which is also a Class A Pit Above Water operation, with a licensed annual tonnage of 100,000 tonnes. The pit expansion will have its own aggregate license.

A pre-consultation meeting was undertaken between the client (David Schulz of Walker Aggregates Inc.), and the client's agents (Craig Mathieson and Matt Bertram of Skelton Brumwell & Associates) on July 4, 2025 (ref 250626).

This application submission provides the following:

- This Cover Letter
- Zoning By-law Amendment Application

As well as the following technical reports:

Report	Author	Date
Planning Justification Report - Appendix A – Site Plan (attached separately) - Appendix B – Proposed Zoning By-law Amendment	SBA	August 2025

Stage 1 and 2 Archaeological Assessment	AMICK Consultant's Limited	March 2025
Natural Environment Report – Level 1 and 2	SBA	August 7, 2025
Combined Level 1 and 2 Hydrogeological Assessment	Tatham Engineering	July 22, 2025
Noise Impact Assessment	HGC Engineering	July 22, 2025
Traffic Impact Study	SBA	July 23, 2024
Agricultural Impact Assessment	Colville Consulting Inc.	June 2025
Air Quality memo and Best Management Practices Plan	RWDI Consulting Engineers and Scientists	August 21, 2025
Site Plans: - Existing Features – Drawing number 3581 - 1 of 5; - Operational plan - Drawing number 3581 - 2 of 5; - Technical Recommendations - Drawing number 3581 - 3 of 5; - Cross-Sections & Progressive Rehabilitation Plan - Drawing number 3581 - 4 of 5; and - Final Rehabilitation Plan - Drawing number 3581 - 5 of 5;	SBA	August 2025

The client will also be paying the application fee of \$5,000, consisting of:

- \$3,000 for the Zoning By-law Amendment; and
- \$2,000 for a contingency fee,

We look forward to the circulation and review of this application. If you or other Municipal Staff have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Skelton, Brumwell & Associates Inc.

Per:



Craig Mathieson
Planner

